



## Proposed Amendments to the P.C.D. & Development Agreement for Parcel "2n" at Grayhawk

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**PREPARED FOR:**

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46-ZN-90 #9

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04/10/06

**REVISED:**

06/20/06



**TORNOW ASSOCIATES, P.C.**

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REV: 6/26/06



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# Grayhawk-Parcel 2n

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### **GRAYHAWK PROJECT HISTORY.**

Grayhawk is a planned community that was originally master planned as "Scottsdale Core North" and zoned as a mixed-use P.C.D. [Planned Community District] in 1990. The original 2,600 acre master plan was one of many properties owned by the State of Arizona as a part of the Urban Lands / State Trust planning and development process. The Core North master land use plan was envisioned as four separate "villages" based on lifestyle and land use. Upon completion of those original entitlements, three of the "villages" [approximately 1,600 acres] were sold to Grayhawk Development at public auction. Nearly all of the 1,600 acres is now developed with approximately 10,000 residents now living within the Park Village, Retreat Villages North and South. The fourth village was master planned as mostly employment uses with supporting higher density residential uses. The parcels within this fourth village are still owned by the State Land Department.

Typical of all large scale PCD developments in the Valley, Grayhawk has updated and modified the PCD plan periodically to respond to market changes, ordinance updates and City policy changes. The PCD ordinance was designed to provide this type of flexibility which allows the project to grow and change with the rest of the City.

Parcel 2n of the Grayhawk master planned community is centrally located within the north Retreat Village immediately east of the Grayhawk Golf Club on Thompson Peak Parkway approximately one-quarter mile west of Pima Road. The Retreat Village has a very distinct resort lifestyle atmosphere created by the Raptor Golf Course, Grayhawk Golf Club and a unique variety of housing types that all focus on the golf course and the numerous open space amenities of the village. Parcel 2n is currently zoned R-4R Resort and is considered to be the centerpiece of this "resort" village. The development plan for Parcel 2n will be a mixed use resort "village" that includes many of the uses allowed in the R-4R district including a resort hotel, a variety of resort related residential products and support resort related retail and service uses. Parcel 2n is one of the few remaining undeveloped parcels of land within the Grayhawk PCD.

### **SUMMARY OF PROPOSED REQUEST.**

This application represents modifications and updates to previously approved P.C.D. entitlements for Grayhawk-Parcel 2n including:

- R-4R PCD District: Rezone  $\pm$  2.8 acres from R-4R to C-2
- Development Agreement: Amend building height language
- Amended Development Standards: Amend building height and lot coverage language
- Stipulations: Modification of existing PCD stipulations

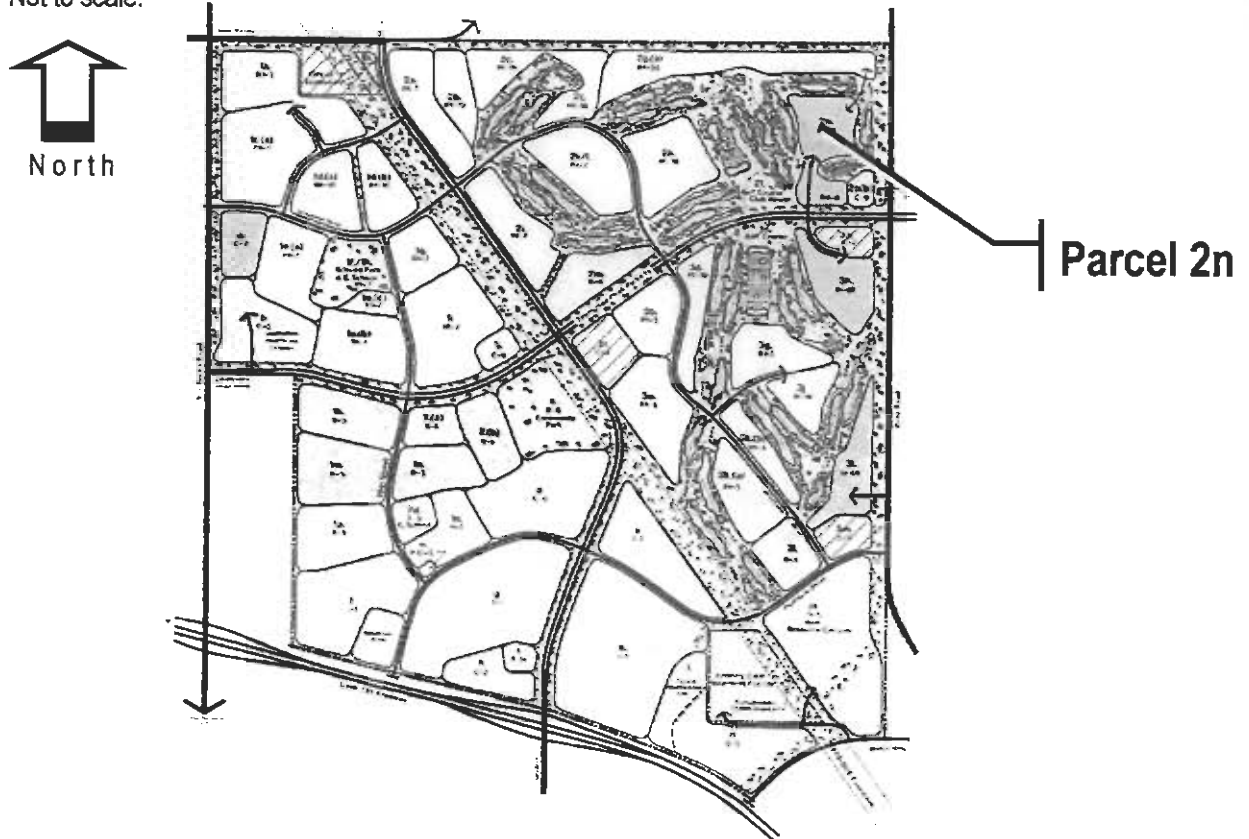
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## LOCATION MAP – GRAYHAWK DEVELOPMENT PLAN.

Not to scale.



## ENVIRONMENTAL CONDITIONS.

The Raptor Village, including Parcel 2n, of Grayhawk is located within the Lower Desert Landform of the Environmentally Sensitive Lands district of Scottsdale. Over the past fifteen years, numerous reports and studies have been prepared by the development team addressing the Environmentally Sensitive Lands [ESL] Ordinance analysis requirements for the entire Grayhawk community [NOTE: Grayhawk is subject to the provisions and restrictions set forth in the 1991 version of the ESL ordinance]. These documents include:

- Topography
- Master Drainage Reports
- Slope Analysis and N.A.O.S. Determination
- Archaeological Resources Inventory
- Native Plant Inventory & Salvage Program
- Natural Area Open Space Master Plan

Due to the fact that all parcels adjacent to Parcel 2n are now completely developed, all of the community site work and infrastructure is now in place to fully develop the site without constraints. All of these previously approved studies and reports have been submitted to City staff for review and approval.

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## PROPOSED REQUEST.

The following is a descriptive summary of the proposed requests for Parcel 2n of Grayhawk:

1. R-4R PCD District: Rezone + 2.8 acres from R-4R to C-2. The existing PCD entitlements permit a maximum of 370 resort-style units to be constructed on Parcel 2n [approximately 35 acres]. The primary focus of this application is a desire to restructure the planned resort campus to allow for a small amount of resort related, "free-standing" retail commercial along Thompson Peak Parkway. While the R-4R district allows and encourages support commercial uses within the resort setting, locations and signage for these uses are very restricted. These restrictions create long term viability issues for the commercial components of the resort campus. The best way to maintain a vibrant and successful resort oriented commercial operation is to create a year around opportunity for restaurateurs and retailers – this means visibility. To create a successful commercial operation in support of the future Grayhawk resort, approximately 2.8 acres of the proposed Parcel 2n is proposed to be rezoned from R-4R to C-2. Ironically, this site was previously zoned as C-2 commercial in a past development scenario.

Due to the fact that the R-4R District already permits retail commercial uses, this proposed zone change has the effect of reducing the approved resort acreage, and thus, reducing the allowed units to a maximum of 345 units without an increase in commercial floor area [see following summary table]. The applicant anticipates approximately 28,000 square feet of resort retail and restaurant uses on this sub-parcel which equates to a floor area ratio [F.A.R.] of less than 25%.

2. Development Agreement: Amend building height language. Currently, the allowed building height established for Parcel 2n is two stories and 30 feet for flat roof structures and 32 feet mean for pitched roof structures [except that the roof element above the lobby/café area of the lodge may be 35 feet high].

More detailed architectural studies of the development parcels indicated that a more efficient use and operation of the main hotel facilities could be achieved with a three story building. This application proposes to amend the existing conditions for the central portion of the site, Parcels 2n[2] and 2n[3], to allow for three story architecture and a 40 foot maximum building height on the main resort facilities. The proposal also includes a 100-foot setback on Parcel 2n[2] from Thompson Peak Parkway and a 100-foot setback on the east boundary of Parcel 2n[3]. These setbacks create a transitional setback to the three story components of the resort operations.

The northern parcel, Parcel 2n[1] would be developed under the current entitlements which will create a significant buffer between the existing residential neighborhoods to the north and the future resort facility. In addition, Parcel 2n[4], now proposed as C-2 retail uses, would also adhere to the previously established height requirements which are more restrictive than the C-2 District.

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A more detailed draft edit of the Development Agreement has been submitted with this application. Amended development standards have also been prepared which reflect the proposed changes and are included at the end of this document.

3. Amended Development Standards: Amend building height and lot coverage language. The master developer proposes to change the building height and maximum lot coverage requirement specified within the R-4R ordinance.

The justification for these changes in height and lot coverage is predicated on: 1.) the relatively low scale of the resort uses anticipated and 2.) the significant permanent open space buffer surrounding the resort site, the building height amendment and net lot coverage changes will have a negligible visual impact on the community. The site is surrounded by golf course fairways on all sides and is nearly 500-feet from both Pima Road and the adjacent residential communities to the north.

Current market trends indicate resort patrons and guests desire for a larger resort unit in all product niches. This generally equates to a less dense project but more lot coverage. Modifying the lot coverage will permit a more diverse, low scale product without any increase in the overall unit count for the resort. This application seeks to amend the building coverage from an aggregate area of 25% to 30%.

The portion of the site identified for the height amendment is uniquely sited in a location that will have little or no impact on the surrounding neighborhoods to the north. The closest homes are approximately 1,200 feet away, or nearly a quarter of a mile. With the future construction of resort related uses between the existing neighborhood and the future resort site [in the northern 2n[1] parcel], the main resort buildings will be screened from view. Further, the existing golf fairway [hole 14] creates a 300-350 foot open space foreground before any resort units would be built. This significant horizontal distance, along with the "negative" terrain change from the existing neighborhood to the lodge parcel [approximately 30-35 feet] will minimize the perceived impacts from the properties to the north.

Similar arguments can be presented from Pima Road where the horizontal distance between a car on Pima Road and the resort parcels is 700-1,200 feet with 15-20 feet of falling terrain. Additionally, the parcel is buffered by the existing office park and Scenic Corridor which ranges between 100-250 feet in width.

4. Stipulations: Modification of existing PCD stipulations. As recommended by City staff, the application would also include modifications the existing stipulations established with PCD amendment case 46-ZN-90 #9 to reflect the revisions presented herein. The PCD ordinance anticipates and allows for modifications and adjustments to the approved development plan over long course of a multi-phased community.

**WITH THE PROPOSED CHANGES DESCRIBED ABOVE, THE OVERALL MAXIMUM OF 370 RESORT UNITS WILL BE REDUCED TO A MAXIMUM OF 345 RESORT UNITS.**

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EXISTING			PROPOSED			REMARKS / COMMENTS
PARCEL	ACRES	UNITS	PARCEL	ACRES	UNITS	
2n	32.6	370	2n[1]	20.5	--	Resort Related Residential
			2n[2]	7.6	--	Lodge / Resort
			2n[3]	4.0	--	Condo Hotel
			2n[4]	2.8	--	Resort Commercial [C-2]
TOTALS	32.6	370		34.9	345	

Note: Existing conditions represent the parcel configuration during the planning phase and prior to final golf course construction. Proposed conditions represent parcel configuration after golf course construction actual boundary determination.

### TRAFFIC ANALYSIS.

In a trip generation study prepared by Kimley-Horn and Associates, Inc., the net change in average daily trips [ADT] is an increase of approximately 142 vehicle trips [less than one percent] over the anticipated 20,000 ADT and an increase of 31 peak hour trips. Furthermore, the anticipated increase in site traffic generation will likely be captured from traffic that would be using Thompson Peak Parkway regardless of the how the resort site is developed. See supplemental letter for more detailed information.

### GENERAL PLAN.

Per agreement with City staff, these requests are consistent with the City's current General Plan.

### NEIGHBORHOOD CONTACT & INPUT.

During the last fifteen years, the owner and the development team have maintained open communications with Grayhawk residents and adjacent neighborhood associations. A summary of that contact effort has been submitted under separate cover with this application.

### CONCLUSIONS.

This application represents the creation of the foundation for the final planning and development of this prime resort development within the north Scottsdale area. These modifications pave the way to begin detailed design of the "jewel" of the Grayhawk golf and resort community. In conclusion:

1. Although the "details" of the previous entitlements [Development Agreement, PCD stipulations and development standards] are being amended, the intent of the original approvals for the Lodge remains exactly the same. Clarification of the development agreement and development standards for the Grayhawk Lodge will permit a unique resort and retail village to move forward towards the original vision for the community.
2. The architectural elements of the golf club house and the Grayhawk MEDCP will be carried over onto the design of the future resort and retail uses.

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3. All development on Parcel 2n will comply with all stipulations from the previous cases unless modified herein.
4. The proposed amendments do not result in any increase in the overall density or unit count of the Grayhawk community, in fact, the changes will reduce the actual number of allowed resort units.
5. The proposed amendments result in virtually no increase in traffic impacts over what is already approved for the resort corridor of Grayhawk.
6. The proposed amendments continue to be consistent with the City's General Plan.

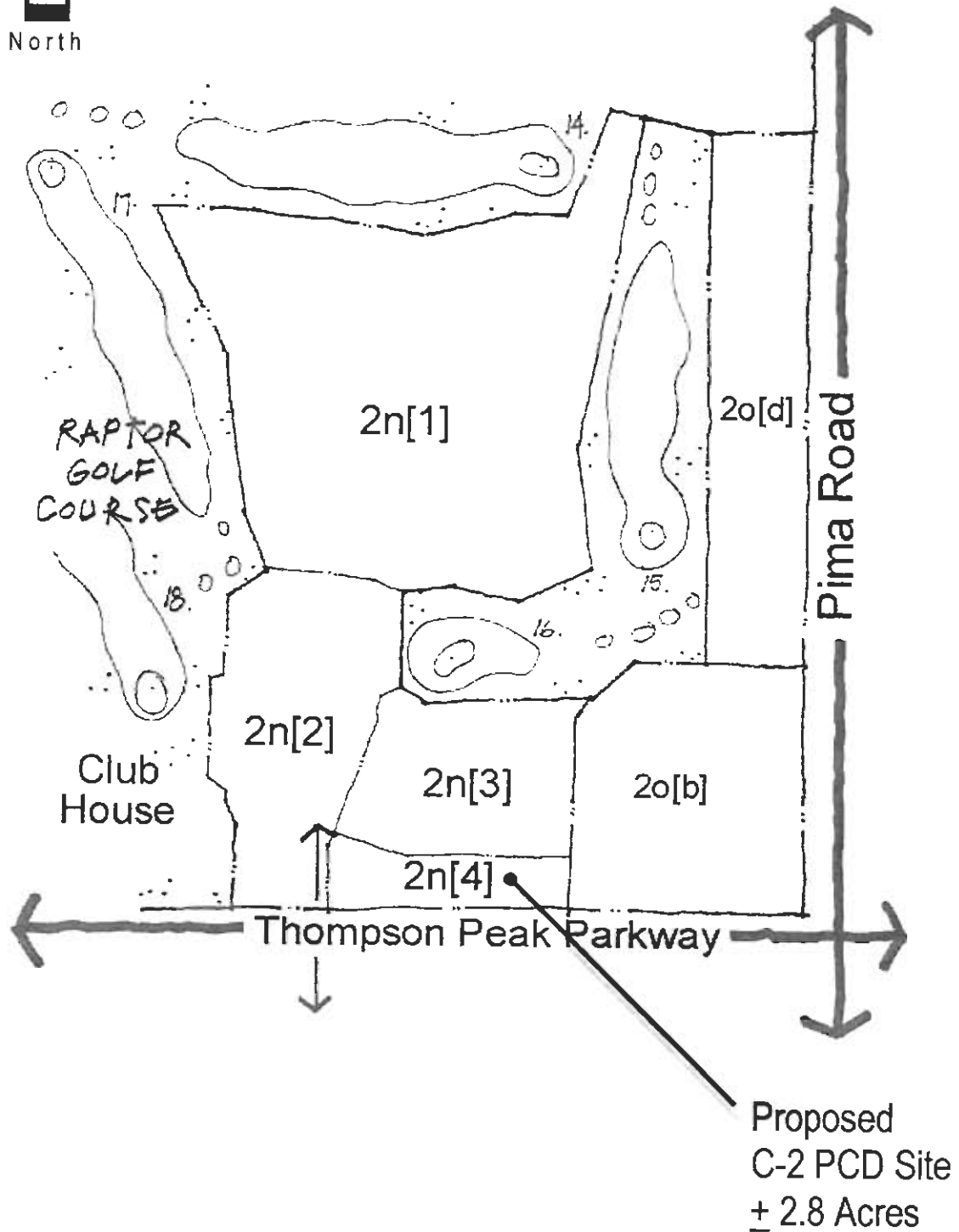


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PARCEL LAYOUT MAP.  
[not to scale]



## SECTION 5.900 [R-4R] RESORT DISTRICT AMENDED DEVELOPMENT STANDARDS.

Note: Proposed revisions are represented in **BOLD CAPS**.

### Sec. 5.900. [R-4R] Resort / Townhouse Residential District.

#### Sec. 5.901. Purpose.

This district is intended primarily for self-contained accommodations which include recreational amenities and services customarily furnished at hotels, including the service of meals. Additionally, the district provides for residential development having either party walls or walled courtyards.  
[Ord. No. 3069, § 1, 9-16-97]

#### Sec. 5.902. Approvals required.

- A. No structure or building shall be built or remodeled upon land in the R-4R district until Development Review [Board] approval has been obtained as outlined in article I, section 1.900 hereof.
- B. *Tentative plan at time of rezoning.*
  1. The Planning Commission or City Council may require any application for rezoning to resort district to be accompanied by a tentative overall development plan which shall show the following:
    - a. Topography.
    - b. Proposed street system.
    - c. Proposed block layouts.
    - d. Proposed reservation for parks, parkways, playgrounds, recreation areas and other open spaces.
    - e. Off-street parking space.
    - f. Types of buildings and portions of the area proposed therefor.
    - g. Locations of buildings, garages and/or parking spaces.
    - h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed building types.
    - i. A tabulation of overall density per gross acres.
    - j. Preliminary plans and elevations of proposed major buildings and any proposed dwelling types.
  2. The approved development review plan must substantially conform to the plan submitted at the time of rezoning.

[Ord. No. 3225, § 1, 5-4-99]

#### Sec. 5.903. Use regulations.

- A. *Permitted uses.* Buildings, structures or premises shall be used and buildings and structures shall hereafter be erected, altered or enlarged only for the following uses:
  1. Resorts.
  2. Hotels.
  3. Motels.
  4. Guest ranches.

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5. Commercial uses appurtenant thereto, such as restaurants, cocktail lounges, small retail shops; provided that the entrance to any such appurtenant use shall be from the lobby, arcade or interior patio.
6. Dwelling units having either party walls or walled courtyards made available for rent, lease or sale.
- 6.1 SINGLE FAMILY RESIDENTIAL DWELLING UNITS MADE AVAILABLE FOR RENT, LEASE OR SALE.**
7. Accessory buildings and uses customarily incidental to the permitted uses, including private garage, home occupations, swimming pool, recreation buildings and walled driveway entrance.
8. Municipal uses.
- 8.1. Personal wireless service facilities; minor, subject to the requirements of sections 1.906, 3.100 and 7.200.
9. Timeshare project.
10. Churches and places of worship.
11. Day care home.

**B. Permitted uses by conditional use permit.**

1. Golf courses.
2. Personal wireless service facilities; major, subject to the requirements of sections 1.400, 3.100 and 7.200.
3. Recreational uses [see section 1.403 for specific uses and development criteria for each].

[Ord. No. 2323, § 1, 12-4-90; Ord. No. 2394, § 1, 9-16-91; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2571, § 1, 6-15-93; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99]

**Sec. 5.904. Property development standards FOR RESORT / RESORT RELATED USES**

~~The following property development standards shall apply to all land and buildings in the R-4R district:~~

- A. *Lot area.* The overall site shall contain a minimum of seven and one-half [7 1/2] acres prior to street dedications.
- B. *Lot dimensions.*
  1. *Width.* ~~The overall site shall have a minimum width of three hundred [300] feet.~~ **THERE SHALL BE NO MINIMUM LOT WIDTH.**
- C. *Density.*
  1. The minimum gross land area per guest room shall be four thousand one hundred [4,100] square feet.
  2. The minimum gross land area per dwelling unit having either party walls or walled courtyards made available for rent, lease or sale shall be five thousand seven hundred seventy [5,770] square feet.
  3. Buildings may cover an aggregate area of **THIRTY [30]** ~~twenty-five [25]~~ percent **OF THE DEVELOPMENT PARCEL.** ~~excluding parking areas.~~
  4. The City Council may regulate concentrations of density by site plan approval.

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## D. Building height.

1. ~~No building shall exceed thirty five [35] feet in height.~~ **MAXIMUM BUILDING HEIGHT SHALL BE AS FOLLOWS:**

PARCEL	MAX. NO. OF STORIES	MAX. HEIGHT
2N[1]	2	30 / 32 FEET
2N[2]	3	40 FEET
2N[3]	3	40 FEET

2. HEIGHT ON PARCEL 2N [1] SHALL BE LIMITED TO TWO [2] STORIES WITH THE MEAN OF THE ROOF PITCH NOT TO EXCEED 32 FEET AND NO FLAT PARAPET ROOF TO EXCEED 30 FEET ABOVE NATURAL GRADE.
3. HEIGHT ON PARCEL 2N [2] SHALL BE LIMITED TO THREE [3] STORIES NOT TO EXCEED 40 FEET ABOVE NATURAL GRADE, EXCEPT THE SOUTHERN 100 FEET SHALL BE LIMITED TO TWO [2] STORIES WITH THE MEAN OF THE ROOF PITCH NOT TO EXCEED 32 FEET AND NO FLAT PARAPET ROOF TO EXCEED 30 FEET ABOVE NATURAL GRADE.
4. HEIGHT ON PARCEL 2N [3] SHALL BE LIMITED TO THREE [3] STORIES NOT TO EXCEED 40 FEET ABOVE NATURAL GRADE, EXCEPT THE EASTERN 100 FEET SHALL BE LIMITED TO TWO [2] STORIES WITH THE MEAN OF THE ROOF PITCH NOT TO EXCEED 32 FEET AND NO FLAT PARAPET ROOF TO EXCEED 30 FEET ABOVE NATURAL GRADE.

EXCEPTION: DUE TO THE UNDERLYING FLOOD HAZARD ZONE "A" DESIGNATION, BUILDING HEIGHT MEASUREMENT SHALL BE MEASURED FROM THE APPLICABLE DEPTH ABOVE THE FEMA DEFINED BASE FLOOD ELEVATION AS ALLOWED UNDER THE CITY OF SCOTTSDALE ESLO-4 HARDSHIP EXEMPTION, SECTION 6.1022.

## E. Overall side yard requirements.

1. There shall be a yard a minimum of thirty [30] feet in depth adjacent to all perimeter property lines, including property lines abutting perimeter streets, except that the minimum yard shall be only twenty [20] feet adjacent to those perimeter property lines that abut districts other than R-1.
2. Within one hundred [100] feet of any perimeter street or any R-1 district boundary line all buildings shall be:
  - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
  - b. A maximum of one [1] story in height.
3. There shall be a yard a minimum of one hundred [100] feet in depth adjacent to all perimeter streets, maintained as meaningful open space except for pedestrian and vehicular access ways, unless buildings as allowed in 2 above are constructed.

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4. Within fifty [50] feet of any district boundary line other than R-1, or any property line abutting additional R-4R zoning, all buildings shall be:
    - a. Used only for guest rooms that are detached from central hotel facilities or for dwelling units.
    - b. A maximum of one [1] story in height.
  5. **THE OVERALL SIDE YARD AND RELATED BUILDING HEIGHT REQUIREMENTS CONTAINED IN PARAGRAPHS 1, 2 AND 4 ABOVE SHALL NOT APPLY TO YARDS THAT ABUT AN OPEN SPACE OR NON-RESIDENTIAL ZONING DISTRICT; A ZERO [0] FOOT BUILDING SETBACK [WITHOUT THE HEIGHT LIMITATIONS OF PARAGRAPHS 2 AND 4 ABOVE] SHALL BE ALLOWED TO YARDS THAT ABUT AN OPEN SPACE OR NON-RESIDENTIAL ZONING DISTRICT.**
- F. *Buildings, walls, fences and landscaping.*
1. Walls, fences and hedges not to exceed eight [8] feet in height and walled driveway entrances not to exceed six [6] feet in height shall be permitted, except that walls, fences and hedges must not exceed three [3] feet in height in the required one-hundred-foot yard along street frontages and in the ten [10] feet adjacent to the street where a thirty-foot setback is allowed along street frontages. Those yards must be maintained as landscaped open space and may be penetrated by pedestrian and vehicular access ways only. [Walled driveway entrances not to exceed six [6] feet in height shall be permitted within the setback requirements if such entrance is compatible with the surrounding development].
- G. Other requirements and exceptions as specified in article VII.

### THE FOLLOWING PROPERTY DEVELOPMENT STANDARDS SHALL APPLY TO SINGLE FAMILY HOMES IN THE R-4R DISTRICT:

- A. **LOT AREA.**
1. EACH LOT SHALL HAVE A MINIMUM AREA OF NOT LESS THAN FOUR THOUSAND SEVEN HUNDRED [4,700] SQUARE FEET.
- B. **LOT DIMENSIONS.**
1. **LOW WIDTH.** ALL LOTS SHALL HAVE A MINIMUM WIDTH OF FORTY-FIVE [45] FEET. ALL CORNER LOTS AT THE INTERSECTION OF TWO [2] STREETS SHALL HAVE A MINIMUM WIDTH OF FIFTY-FIVE [55] FEET.
  2. **LOT DEPTH.** ALL LOTS SHALL HAVE A MINIMUM DEPTH OF EIGHT-FIVE [85] FEET.
- C. **DENSITY.** THERE SHALL NOT BE MORE THAN ONE [1] SINGLE-FAMILY DWELLING UNIT ON ANY ONE [1] LOT.
- D. **BUILDING HEIGHT.** NO BUILDING SHALL EXCEED THIRTY [30] FEET IN HEIGHT, EXCEPT AS OTHERWISE PROVIDED IN ARTICLE VII.
- E. **YARDS.**
1. **FRONT YARD.**

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- A. THERE SHALL BE A FRONT YARD WHICH PROVIDES THE FOLLOWING SETBACKS:
    1. FIFTEEN [15] FEET FROM THE PROPERTY LINE TO THE MAIN BUILDING.
  - B. WHERE LOTS HAVE DOUBLE FRONTAGE ON TWO [2] STREETS THE REQUIRED YARD WHERE ACCESS IS NOT PROVIDED SHALL BE:
    1. FIFTEEN [15] FEET FROM THE PROPERTY LINE WHERE THE STREET IS A LOCAL RESIDENTIAL STREET; OR
    2. TWENTY-FIVE [25] FEET FROM THE PROPERTY LINE WHERE THE STREET IS A COLLECTOR, ARTERIAL, PARKWAY, EXPRESSWAY OR FREEWAY CLASSIFICATION. THESE REQUIREMENTS DO NOT APPLY TO FENCES AND WALLS, POOLS AND ACCESSORY BUILDINGS.
  - C. WHERE THE LOT IS LOCATED AT THE INTERSECTION OF TWO [2] OR MORE STREETS THERE SHALL BE A YARD CONFORMING TO THE FRONT YARD REQUIREMENTS ON THE STREET WITH THE NARROWEST FRONTAGE AND A YARD OF NOT LESS THAN TEN [10] FEET IN DEPTH FROM PROPERTY LINE TO THE MAIN BUILDING.
2. SIDE YARDS.
    - A. THERE SHALL BE A SIDE YARD ON EACH SIDE OF A BUILDING OF ZERO [0] FEET OR FIVE [5] FEET OR MORE.
    - B. THERE SHALL BE AN AGGREGATE SIDE YARD WIDTH OF TEN [10] FEET.
    - C. IF THERE IS TO BE A SIDE YARD SETBACK OF ZERO [0] FEET, ALL SIDE YARDS FOR LOTS WITHIN THE RESIDENTIAL BLOCK WHERE THE ZERO [0] SIDE YARDS OCCUR SHALL BE CLEARLY IDENTIFIED ON THE RECORDED SUBDIVISION PLAT.
  3. REAR YARD. THERE SHALL BE A REAR YARD OF:
    - A. FIFTEEN [15] FEET WHERE THE REAR YARD ABUTS R1-5, R-4, R-4R, R-3, R-5, COMMERCIAL, OFFICE, INDUSTRIAL OR OPEN SPACE DISTRICTS; OR
    - B. TWENTY-FIVE [25] FEET WHERE THE REAR YEAR ABUTS OTHER R1 [SINGLE-FAMILY] DISTRICTS.
  4. OTHER REQUIREMENTS AND EXCEPTIONS AS SPECIFIED IN ARTICLE VII.
- F. GARAGE SETBACKS.
1. THE GARAGE OR CARPORT SHALL BE SET BACK FROM THE BACK OF STREET IMPROVEMENTS ACCORDING TO THE FOLLOWING TABLE:

ANGLE OF THE FACE OF THE GARAGE FROM PARALLEL TO THE STREET	MINIMUM SETBACK
0° [PARALLEL] TO 29°	20'
30° TO 44°	17'
45° TO 59°	14'
60° +	10'

IN NO CASE SHALL THE GARAGE OR CARPORT FACE BE CLOSER TO THE PROPERTY LINE THAN TEN [10] FEET.

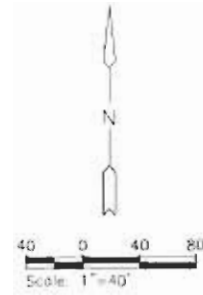
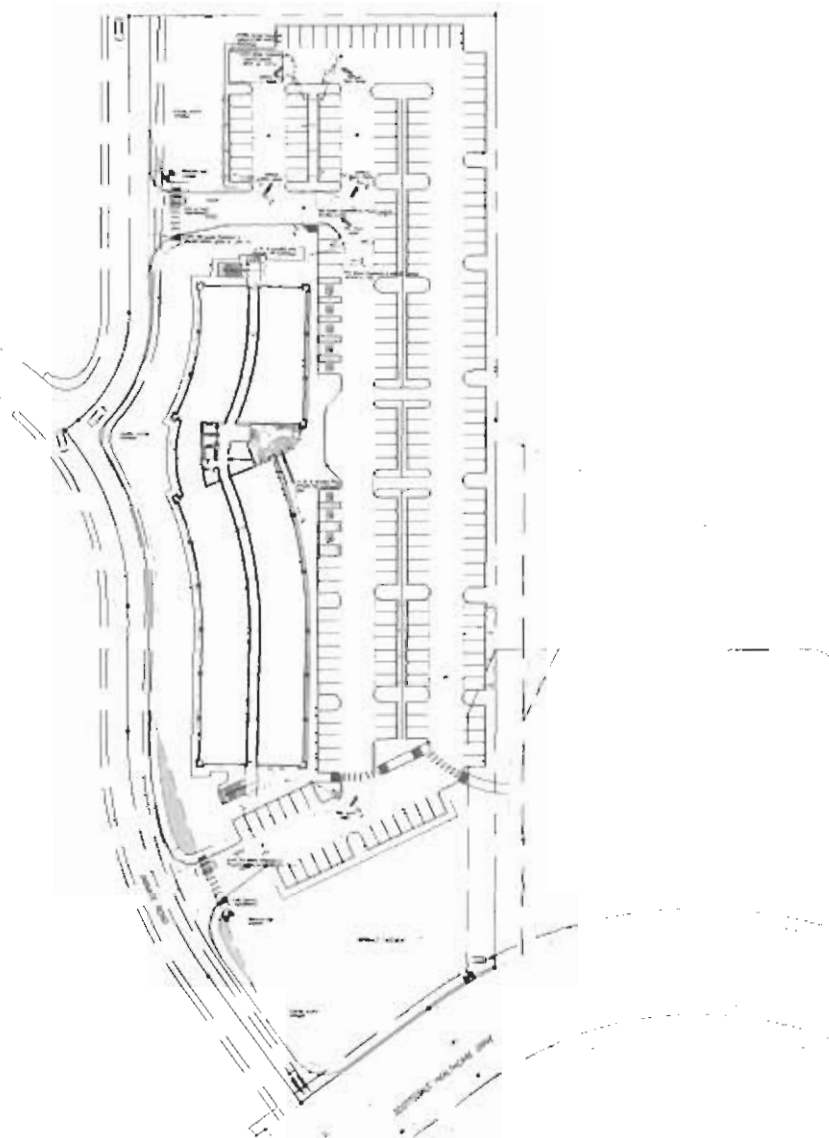
2. THE SIDES AND REAR WALLS OF A GARAGE OR CARPORT SHALL CONFORM TO THE STANDARD MAIN BUILDING YARD REQUIREMENTS.

**G. DISTANCE BETWEEN BUILDINGS.**

1. THERE SHALL NOT BE LESS THAN EIGHT [8] FEET BETWEEN AN ACCESSORY BUILDING AND MAIN BUILDING.
2. THE MINIMUM DISTANCE BETWEEN MAIN BUILDINGS ON ADJACENT LOTS SHALL NOT BE LESS THAN TEN [10] FEET.

**H. BUILDINGS, WALLS, FENCES AND LANDSCAPING.**

1. WALLS, FENCES AND HEDGES NOT TO EXCEED EIGHT [8] FEET IN HEIGHT SHALL BE PERMITTED ON THE PROPERTY LINE OR WITHIN THE REQUIRED SIDE OR REAR YARD. WALLS, FENCES AND HEDGES SHALL NOT EXCEED THREE [3] FEET IN HEIGHT ON THE FRONT PROPERTY LINE OR WITHIN THE REQUIRED FRONT YARD EXCEPT AS PROVIDED IN ARTICLE VII, SUBSECTION E.1.B. ABOVE AND SUBSECTION 2 BELOW. THE HEIGHT OF THE WALL OR FENCE IS MEASURED FROM INSIDE OF THE ENCLOSURE.
2. IN THE FRONT YARD WALLS AND FENCES A MAXIMUM OF SIX [6] FEET IN HEIGHT ARE ALLOWED PROVIDED:
  - A. THE YARD ENCLOSED BY SUCH WALL OR FENCE SHALL NOT INCLUDE MORE THAN THIRTY-THREE [33] PERCENT OF THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE FRONT SETBACK LINE.
  - B. THE WALL OR FENCE SHALL BE SET BACK THREE [3] FEET FROM THE FRONT PROPERTY LINE.
  - C. THE PROVISIONS OF SECTION 7.104 SHALL APPLY ON CORNER LOTS.
3. IN THE REQUIRED FRONT YARD PATIO COVERS ARE ALLOWED WHEN IN CONJUNCTION WITH THE ENCLOSURE OF THE FRONT YARD [AS PROVIDED IN SECTION 5.554.H.2] SUBJECT TO THE FOLLOWING REQUIREMENTS:
  - A. THE AREA ENCOMPASSED BY THE PATIO COVER SHALL NOT INCLUDE MORE THAN TWENTY [20] PERCENT OF THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE FRONT SETBACK LINE.
  - B. THE PATIO COVER SHALL BE SET BACK A MINIMUM OF TEN [10] FEET FROM THE FRONT PROPERTY LINE.
  - C. THE PATIO COVER SHALL BE STRUCTURALLY INTEGRATED WITH SIMILAR OR COMPATIBLE BUILDING MATERIALS TO THE ROOF SYSTEM OF THE MAIN BUILDING.
  - D. THE PATIO COVER SHALL BE CONSTRUCTED SO THAT A MINIMUM OF FIFTY [50] PERCENT OF THE ROOF STRUCTURE IS OPEN AND UNOBSTRUCTED TO THE SKY.



PROPERTY LINE / CENTERLINE	1/4"	ELECTRIC BOX
PROPERTY LINE	1/8"	BOX (WALL)
RIGHT-OF-WAY LINE	1/16"	WIRELESS ANTENNA
EXISTING LINE	1/32"	TRANSFORMER PAD
EXISTING SANITARY SEWER LINE	1/64"	SAFETY SENSITIVITY
EXISTING WATER LINE	1/128"	WATER VALVE
EXISTING ELECTRIC LINE	1/256"	SEWER CHECK VALVE
EXISTING STORM DRAIN LINE	1/512"	WATER METER
EXISTING GAS LINE	1/1024"	FIRE HYDRANT
WALL	1/2048"	OPENING
FENCE	1/4096"	ELECTRIC VALVE
AREA CONTAINING	1/8192"	POWER POLE
SPOT ELEVATION	1/16384"	DOWN SPOT
EXISTING BUILDING	1/32768"	TELEPHONE PEGGING
WATER POOL OR ART-FART SPILLWAY	1/65536"	TELEPHONE MANHOLE
POINT OF BEGINNING	1/131072"	STORM DRAIN MANHOLE
ADJACENT PARCEL NUMBER	1/262144"	STORM DRAIN CATCH BASIN
WILSON COUNTY RECORD	1/524288"	SAFETY SENSITIVITY
RECORDED DOCUMENT NUMBER	1/1048576"	STANDARD 1/2" VIEW NUMBER
		WELL CATCH
		REGULATION CONTROL VALVE
		REGULATION CONTROL VALVE

# SITE PLAN

GRAYHAWK NEW MOB  
SCOTTSDALE, AZ

SCALE: 1" = 40'-0"

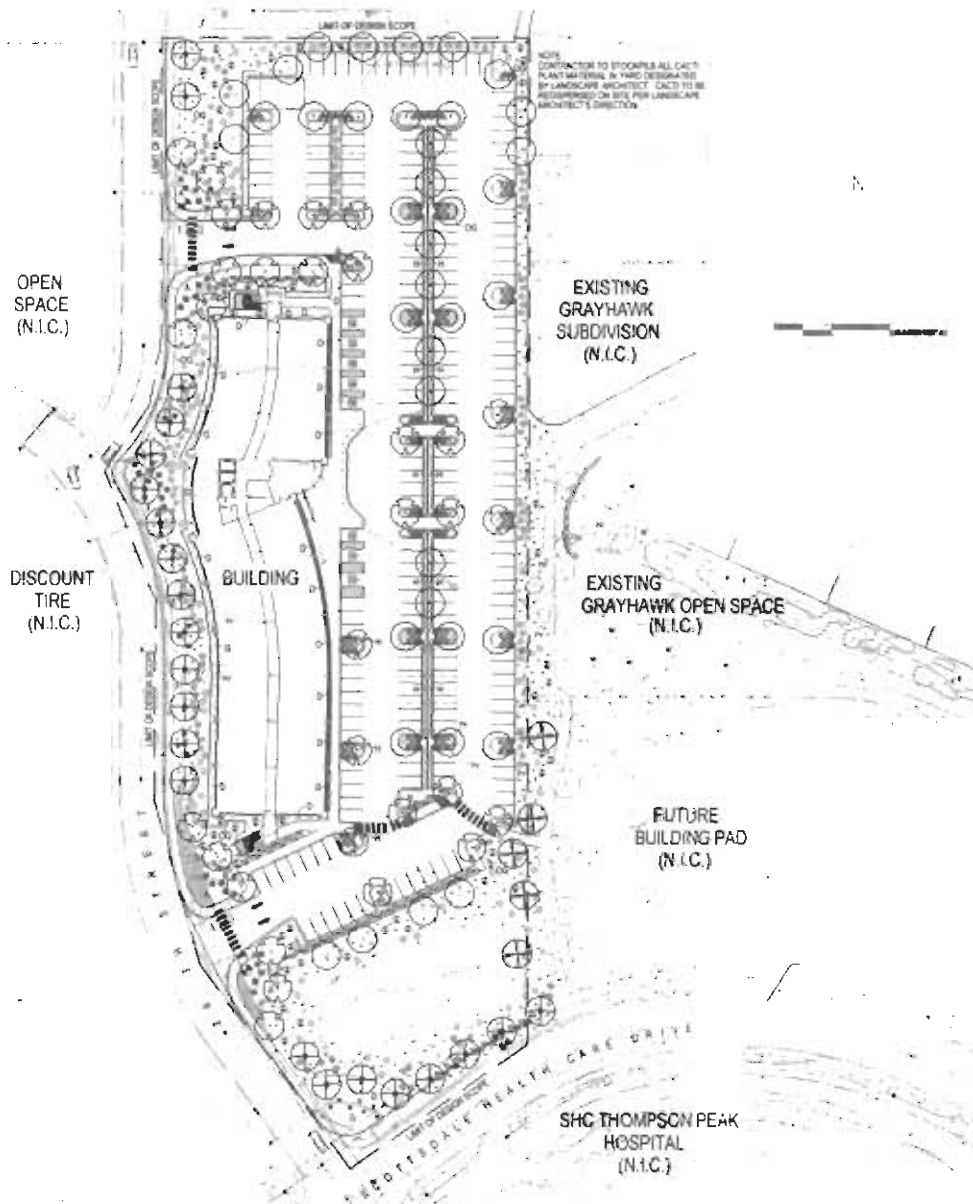
SWA # A20060116 05 24 06



3085 North 44th Street  
Phoenix, AZ 85018  
410 947 7800 410 947 7800

41-DR-2006  
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# PROPOSED PLANT PALETTE

TREES	SCOTTSDALE
EXISTING TREE TO REMAIN	NA
EXISTING TREE TO RELOCATE	NA
FUTURE TREE	NA
EXISTING TREE TO REMOVE	NA
CERATOPHYLLUM DEMISSUM TM	24" BOX LOW-BREAKER
RELOCATED TREE FROM SITE	4" BOX
ACACIA BRASILIENSIS	24" BOX MULTI-TRUNK
PROCEDES THORNLESS HYBRID	4" BOX
THORNLESS HYBRID CLONE MESQUITE	24" BOX LOW-BREAKER
PANICUM HYBRID AIT	24" BOX LOW-BREAKER
24" HYBRID PALM AREA	24" BOX LOW-BREAKER
SHRUBS	
JEQUITHIUM PROTERENS IN CLOUD TM	1 GAL
GREEN CLOUD SAGE	1 GAL
KUCCO BACCATA	1 GAL
BARBARA KUCCO	1 GAL
CATALPA MEXICANA	1 GAL
MEXICAN BIRD OF PARADISE	1 GAL
JEQUITHIUM LINDSEYI 15' BRANCH TM	1 GAL
RED BRANCH SAGE TM	1 GAL
BRANCHES CHINESE COMPACT	1 GAL
COMPACT JOLLA	1 GAL
LAVENDER PRUDENTIA	1 GAL
ORANGE	1 GAL
AGAVE HUMBERGII	1 GAL
OCTOPUS AGAVE OPT. RED KUCCO	1 GAL
OPTIMA PUNICATA	1 GAL
OPTIMA VILLACIA SANTA RITA	1 GAL
ENDELMAN & SANTA RITA PRICELY PEAR MX	1 GAL
YELLOW HESPERALOE	1 GAL
HESPERALOE PARVIFLORA YELLOW	1 GAL
GROUND COVERS	
BRANCHES DELICIOUS IN A FARMOSA	100 TO 150 GAL
BURGUNDY WHITE BUSH MX	100 TO 150 GAL
VERBENA PALMELLA	100 TO 150 GAL
PEACH JARDIN COFF. PRIMOSE LANTANA	100 TO 150 GAL
SALEA CAPITATA 15' GOLD TM	100 TO 150 GAL
SEPIA GOLD SALEA TM	100 TO 150 GAL
MELISSA LUTEA RUCENT CE PLANT	100 TO 150 GAL
ROCKY MOUNT ICE PLANT	100 TO 150 GAL
BREXEMIA LANTICOLA	100 TO 150 GAL
TEMPERATE BUSH	100 TO 150 GAL
ACACIA BRASILIENSIS 15' BRANCH TM	100 TO 150 GAL
DESERT CARPET TRAILING ACACIA	100 TO 150 GAL
ORANGE BILLY ANDERSON	100 TO 150 GAL
MEXICAN PRIMOSE	100 TO 150 GAL
VERBENA RIGIDA	100 TO 150 GAL
PRIMOSE VERBENA	100 TO 150 GAL
JERICH CALIFORNICA	100 TO 150 GAL
CHUPANSA	100 TO 150 GAL

## GENERAL NOTES

ALL PLANTED AREAS TO HAVE DISCOMPOSED GRANITE  
 EXTERIOR SOLID 3/4" MINUS 2" THICK PFT  
 GRANITE COVERS OR EQUAL APPLIED OVER PRE-EXISTENT  
 PER MFG. SPEC. & APPLICATIONS MFG.

## CONCEPTUAL PLANTING PLAN

GRAYHAWK NEW MOB  
 SCOTTSDALE, AZ

28,400 GROSS S.F.

SWA # A20060116 04.04.06



3070 North 44th Street  
 Phoenix, AZ 85018  
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41-DR-2006  
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**GRAYHAWK MEDICAL PLAZA - PERSPECTIVE RENDER - WEST SIDE**

SCOTTSDALE HEALTHCARE - THOMPSON PEAK CAMPUS  
NORTHEAST CORNER OF SCOTTSDALE HEALTHCARE DRIVE & 73RD STREET



41-DR-2006  
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GRAYHAWK MEDICAL PLAZA - PERSPECTIVE RENDER - EAST SIDE

SCOTTSDALE HEALTHCARE - THOMPSON PEAK CAMPUS  
NORTHEAST CORNER OF SCOTTSDALE HEALTHCARE DRIVE & 73RD STREET



41-DR-2006  
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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

SCALE: 1/16" = 1'-0"

GRAYHAWK-NEW MOB  
SCOTTSDALE, AZ

SWA # A2C020116 04.12.06



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41-DR-2006  
04/14/2006



## STREETSCAPE ELEVATION

GRAYHAWK-NEWMOB  
SCOTTSDALE, AZ

SCALE: 1/16" = 1'-0"

SWA #: A20060118 04.14.06



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**41-DR-2006**  
04/14/2006